

**Agenda Item Number** 

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Date February 7, 2022

#### **RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM UNITED PROPERTIES INVESTMENT CO, LLC FOR REVIEW AND APPROVAL** OF A MAJOR PRELIMINARY PLAT AMENDMENT TO "THE CREEK AT ECHO VALLEY PLAT 1" FOR PROPERTY IN THE VICINITY OF THE 2900 BLOCK OF ECHO VALLEY DRIVE

WHEREAS, on January 20, 2022, the City of Des Moines Plan and Zoning Commission voted 12-0 to APPROVE a request from United Properties Investment Co., LLC (owner), represented by Scott McMurray (officer), to review and approve a Major Preliminary Plat Amendment to "The Creek at Echo Valley Plat 1" for property in the vicinity of 2900 Echo Valley Drive ("Property") to allow the division of the property into one development lot with a proposed office building and two additional outlots, subject to the following:

- The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf car path located on 1. the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course;
- 2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y"; and
- 3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y"; and
- 4. Compliance with all administrative review comments.

MOVED by

to receive and file the attached communication from the Plan and Zoning Commission

FORM APPROVED:

Judy K. Parks-Kruse, Assistant City Attorney

(13-2021-7.189)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED APPROVED				ROVED

#### CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk



January 26, 2022

Communication from the City Plan and Zoning Commission advising that at their January 20, 2022 meeting, the following action was taken regarding a request from United Properties Investment Co., LLC (owner), represented by Scott McMurray (officer), for review and approval of a major Preliminary Plat Amendment to "The Creek at Echo Valley Plat 1" for property in the vicinity of the 2900 Block of Echo Valley Drive, to allow the division of the property into one development lot with a proposed office building, and two additional outlots.

#### **COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	Х			
Dory Briles	Х			
Abby Chungath	Х			
Kayla Berkson	Х			
Chris Draper	Х			
Jann Freed	Х			
Todd Garner	Х			
Johnny Alcivar	Х			
Lisa Howard	Х			
Carolyn Jenison	Х			
William Page	Х			
Andrew Lorentzen	Х			
Greg Wattier	Х			
Emily Webb	Х			

APPROVAL of the proposed preliminary plat, subject to the following conditions:

- 1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
- 2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y".

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- 3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y".
- 4. Compliance with all administrative review comments. (13-2021-7.189)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed preliminary plat, subject to the following conditions:

- 1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
- 2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y".
- 3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y".
- 4. Compliance with all administrative review comments.

#### STAFF REPORT TO THE PLANNING COMMISSION

#### I. GENERAL INFORMATION

- 1. Purpose of Request: The proposed preliminary plat would divide the site into one (1) developable lot, two outlots, and a dedicated street lot. The street would be known as Golf House Drive.
- **2. Size of Site:** The proposed preliminary plant contains the entire PUD, which measures 22.03 acres.
- 3. Existing Zoning (site): United Properties Echo Valley "PUD" District.
- 4. Existing Land Use (site): Undeveloped land.
- 5. Adjacent Land Use and Zoning:

**North** – "Airport Business Park Phase II PUD": Uses are open space and Iowa State Highway 5.

**South** – City of Norwalk "PUD": Uses consist of open space and a private golf course.

**East** – "United Properties / Echo Valley PUD: Uses are open space and Iowa State Highway 5.

West – City of Norwalk "PUD": Uses consist of a private golf course.

- 6. General Neighborhood/Area Land Uses: The site is located southwest of the Echo Valley Drive and Iowa State Highway 5 intersection The area consists of industrial and commercial uses, as well as undeveloped land.
- 7. Applicable Recognized Neighborhood(s): The subject property is not located within 250 feet of any recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on December 30, 2021. Additionally, separate notifications of the hearing were for this specific item were mailed on January 7, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the hearing was mailed to all recognized neighborhoods on January 14, 2022.
- 8. Relevant Zoning History: The United Properties / Echo Valley PUD was approved by the City Council on January 26, 2004, by Roll Call 04-205. The first amendment to the PUD Conceptual Plan was approved by the City Council on May 5, 2010, by Roll Call 20-0577.
- **9. PlanDSM Future Land Use Plan Designation:** Community Mixed Use & Parks / Open Space.
- **10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

### II. ADDITIONAL APPLICABLE INFORMATION

1. Access: When completely built out, the development would have one (1) new street (Golf House Drive) connecting to Echo Valley Drive. Lot 1 would be located in the northwest corner of the property and would have one (1) drive approach along Golf House Drive. Sidewalks are shown on the western side of Golf House Drive fronting Lot 1. A note is provided that states sidewalks along the eastern side of Golf House Drive and Echo Valley Drive will also be implemented in accordance with the development of Outlot "Y". Per the PUD Concept Plan conditions, a link to the future regional 10-foot trail system north of Highway 5 must be explored by the developer with the future development of the northern portion of the PUD (Parcel 'A'). Staff expects this to be done when Outlot "Y" is developed.

In accordance with future platting, the Echo Valley Drive Right-of-Way (ROW) will need to be formally dedicated. The existing highway easement is likely larger than necessary, providing an opportunity for the City to release some of the land to allow for additional developable land to the north and south of Echo Valley Drive.

2. Stormwater Management: All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center.

Other than the 24 inch culvert, no storm sewer infrastructure is shown on the plat. Lot 1 will have stormwater management provided as part of the development plan for that lot. The future street will have storm sewer constructed just south of the current termination. A small temporary basin should be designed to the south of the termination of Golf House Drive for detention of stormwater runoff from the public street prior to construction of the future storm sewer. Staff recommends approval subject to the conditions listed in Section III of this report. Items that need to be completed before the plat can be finalized and grading permits issued include the following:

- A short Stormwater Management Plan / Report with design of temporary basin and sizing of culvert.
- 3. Building Design Standards: Per the Building Design Requirements of the United Properties – Echo Valley PUD Concept Plan, all buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the Business Park Environment. Buildings within Echo Valley Community shall be constructed of permanent materials such as brick, architectural precast panels, tilt-up concrete panels, split-face concrete block, stone, glass, with EIFs/stucco as a decorative architectural feature. Material innovation and progressive structural design are encouraged when permanency and structural building strength are the result. All residential housing shall be constructed of permanent materials such as brick, stone, stucco, hardboard wood or vinyl siding and glass.

### SUMMARY OF DISCUSSION

<u>Dory Briles</u> asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

<u>Jann Freed</u> made a motion for approval of the proposed preliminary plat, subject to the following conditions:

- 1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
- 2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y".
- 3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y".
- 4. Compliance with all administrative review comments.

Motion passed: 14-0

Respectfully submitted,

Jula Com

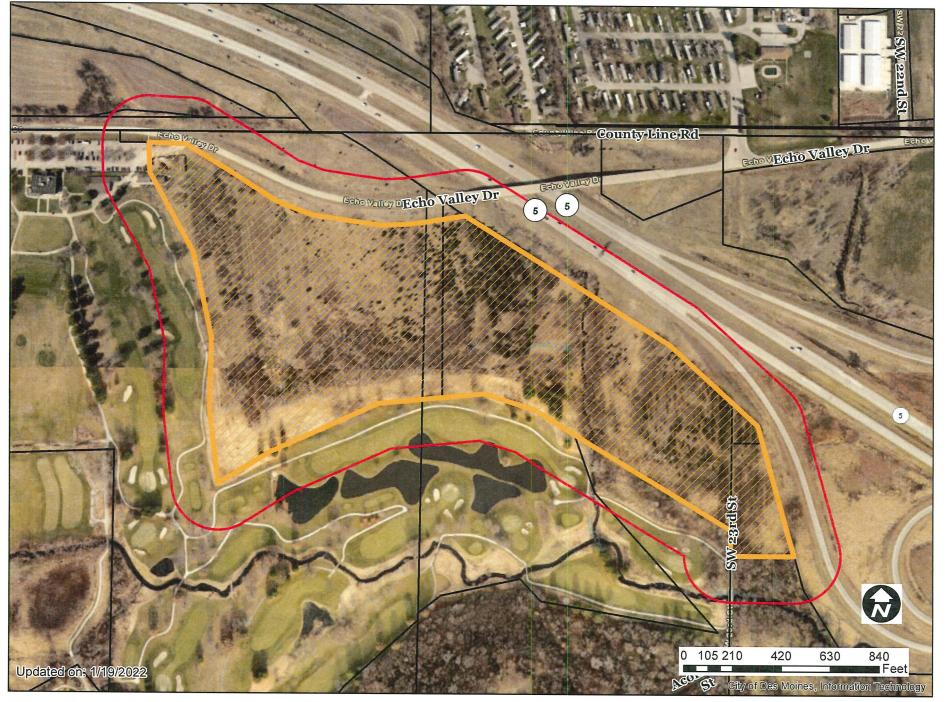
Jason Van Essen, AICP Planning & Urban Design Administrator

JMV:tjh

# United Properties Investment Co., LLC, 2900 Block of Echo Valley Drive



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# THE CREEK AT ECHO VALLEY PLAT 1

#### PRELIMINARY PLAT

#### VICINITY MAP



DES MOINES, IOWA

## **OWNER / DEVELOPER** UNITED PROPERTIES INVEST CO LC 4521 FLEUR DRIVE, SUITE C DES MOINES, IOWA 50321 PH. 515-285-8880 CONTACT: SCOTT MCMURRAY.COM

ENGINEER / SURVEYOR CIVIL DESIGN ADVANTAGE, LLC 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400 CONTACT: DEAN ROGHAIR EMAIL: DROGHAIRGCHUIDESIGNADVANTAGE.COM

#### SHEET INDEX

1 PRELIMINARY PLAT (COVER SHEET) 2 PRELIMINARY PLAT (DIMENSION PLAN)

3 PRELIMINARY PLAT (GRADING & UTILITY PLAN)

4 PRELIMINARY PLAT (TREE MITIGATION & LANDSCAPE PLAN)

BENCHMARKS

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CITY BENCHMARK #3164: BRASS PLUG IN NW CORNER OF SIGNAL BASE AT SE CORNER OF COUNTY LINE ROAD & FLEUR DRIVE. ELEVATION=113.200

CITY BENCHMARK #3165: CUT TRIANGLE IN SW CORNER OF 5' X 5' STORM MANHOLE STRUCTURE AT NE CORNER OF COUNTY LINE ROAD & FLEUR DRIVE. ELEVATION=114.557

PRELIMINARY PLAT DESCRIPTION A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5 AND A PART OF THE INGERIESS FRACTIONAL QUARTER OF SECTION 6, ALL EDIG IN TOMORHEP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCPAL WERDIAN IN THE CITY OF DES MOINES, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESSNEED AS FULLING: COMMENDIA THE MORTHEAST CORMER OF SAID SECTION 6; THENCE SOUTH 80758/40\*WEST ALONG THE MORTH LINE OF SAID SECTION 6; A DISTANCE OF 1195.81 FEET; THENCE SOUTH 80754/0\*WEST, 44.57 FEET; THENCE SOUTH 0722372 EXET; 24.54 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF ECON VALLEY DRIVE AND THE POINT OF BEGINNING; THENCE MORTH 80554/8\* EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 77.06 FEET; THENCE SOUTH 82705\* EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 77.06 FEET; THENCE SOUTH 627075\* EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.64.70 FEET; THENCE SOUTH 62705\* EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.64.70 FEET; THENCE SOUTH 62705\* EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.62.07 FEET; THENCE SOUTH 62705\* EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.63.07 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.63.07 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.63.07 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.64.70 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.64.70 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 74.64.70 FEET; THENCE CAST EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND A CURKE CONCAVE WORTHERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND A CURKE CONCAVE WORTHERLY RIGHT OF WAY LINE, 211.50 FEET; THENCE MORTH OF WAY LINE LIDY ALONG SAID SOUTHERLY RIGHT OF WAY LINE LIDY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 211.50 FEET; THENCE MORTH OF WAY LINE LIDY ALONG SAID SOUTHERLY RIGHT OF WAY LINE LIDY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF IOWAI LINE, 1021.01 LINE, 514.60 FI LINE, 514.60 FI LINE, 740.01 FI LINE, 85.00 FE FEET: THENCE NORTH 59'05'3 57'44'44" WES' WEST. 457.40 FEET: THENCE NORTH 12'05'1: 01'28'32" WEST SQUARE FEET).

LINE, 1021.91 FEET; THENCE LINE, 514.60 FEET; THENCE LINE, 740.01 FEET; THENCE LINE, 85.00 FEET; THENCE N FEET; THENCE NORTH 89'13'	5. THENCE SOUTH 5746734° EAST ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 573502° EAST CORTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 1533202° EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 3537202° EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 891305° WEST, 66.000 FEET, THENCE NORTH 655511° WEST, 208.08 05° WEST, 95.000 FEET, THENCE NORTH 655511° WEST, 208.08	TYPE SW-40 TYPE SW-40 TYPE SW-30
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57'44'44" WEST, 196.70 FEE	T; THENCE NORTH 72'35'21" WEST, 229.44 FEET; THENCE SOUTH 84'36'15"	WATER VALVE
FEET: THENCE NORTH 06:32	E SOUTH 65'36'00" WEST, 508.85 FEET; THENCE SOUTH 57'58'11" WEST, 263.99 '13" WEST, 328.50 FEET; THENCE NORTH 01'00'34" EAST, 307.49 FEET; THENCE	FIRE HYDRAN
NORTH 12'05'17" WEST, 374.	40 FEET; THENCE NORTH 28'37'59" WEST, 390.75 FEET; THENCE NORTH	SIGN
SQUARE FEET).	T TO THE POINT OF BEGINNING AND CONTAINING 45.79 ACRES (1,994,661	DETECTABLE
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		WATERMAIN W
701110		MINIMUM BAS
ZONING	0 VALLEY PLANNED UNIT DEVELOPMENT: ZON2003-00203	
PARCEL 'A' - PLANNED E PARCEL 'B' - MEDIUM DE	NSITY RESIDENTIÂL (R-3)/OFFICE (ANY C-2 USES)	SECTION COR 1/2" REBAR, (UNLESS OTH ROW MARKER ROW RAIL PLATTED DIS
PARCEL 'A' - PLANNED BUS	SINESS PARK (PRP)	MEASURED B RECORDED A
MIN LOT AREA:	87120 SF	DEED DISTAN
MIN LOT WDTH:	200'	CALCULATED
FRONT SETBACK:	50'	CURVE ARC
SIDE SETBACK:	20'+(1'/EACH FT > 20' HEIGHT)	CENTERLINE
REAR SETBACK: GOLF COURSE SETBACK:	20' 50'	SECTION LINE 1/4 SECTION
MAX BLDG HEIGHT:	45'	1/4 1/4 SEC
PARCEL 'B' - MEDIUM DENS	ITY RESIDENTIAL (R-3)/OFFICE (ANY C-2 USES)	EASEMENT LI
MIN LOT AREA:	6500 SF	RIGHT OF W
MIN LOT WDTH:	65'	BUILDING SE PLAT BOUND
FRONT SETBACK:	30' (MDR)	PLAT BOOND
CIDE CETRACK	25' (OFFICE)	
SIDE SETBACK:	0' LOT LINE/30' BOUNDARY (MDR) 10' ANY RESIDENTIAL (OFFICE)	
REAR SETBACK:	30' (MDR)	
iner in our protect	10' (OFFICE)	
GOLF COURSE SETBACK:	50'	
MAX BLDG HEIGHT:	35' (MDR)	
	45' (OFFICE)	

LEGEND				
FEATURES				
PROPOSED			EXISTING	
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TYPE SW-503 STORM INTAKE			WATER VALVE BOX	**
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TYPE SW-506 STORM INTAKE	<u> </u>		WELL	O
	(interest		STORM SEWER MANHOLE	5
TYPE SW-513 STORM INTAKE	ST		STORM SEWER SINGLE INTAKE	
TYPE SW-401 STORN MANHOLE	ത		STORM SEWER DOUBLE INTAKE	
TYPE SW-402 STORM MANHOLE	ল		FLARED END SECTION	B
THE SHOTE STORE MARINE	_		DECIDUOUS TREE	Q
TYPE SW-301 SANITARY MANHOLE	G		CONIFEROUS TREE	*
STORM/SANITARY CLEANOUT	oc		DECIDUOUS SHRUB	0
WATER VALVE	н		CONIFEROUS SHRUB	0
FIRE HYDRANT ASSEMBLY	DH-		ELECTRIC POWER POLE	-Q
SIGN	-		GUY ANCHOR	-
DETECTABLE WARNING PANEL	-		STREET LIGHT	<u> </u>
SANITARY SEWER WITH SIZE	<u></u>		POWER POLE W/ TRANSFORMER	
STORM SEWER			UTILITY POLE W/ UCHT	<u>e</u>
WATERMAIN WITH SIZE			ELECTRIC BOX	DE
MINIMUM OPENING ELEVATION	MOE		ELECTRIC TRANSFORMER	E
MINIMUM BASEMENT ELEVATION	MBE		ELECTRIC MANHOLE OR VAULT	E
			TRAFFIC SIGN	
SURVEY	FOUND	SET	TELEPHONE JUNCTION BOX	Ш
SECTION CORNER	A		TELEPHONE MANHOLE/VAULT	Œ
1/2" REBAR, YELLOW CAP #18660	-	0	TELEPHONE POLE GAS VALVE BOX	φ- S
(UNLESS OTHERWISE NOTED) ROW MARKER	-		CABLE TV JUNCTION BOX	R
ROW RAIL	ī	뮲	CABLE TV MANHOLE/VAULT	
PLATTED DISTANCE MEASURED BEARING & DISTANCE	(P) (M)	_	MAIL BOX	(S)
RECORDED AS	(R)		BENCHMARK	<u>س</u>
DEED DISTANCE CALCULATED DISTANCE	(D) (C)		SOIL BORING	
CURVE ARC LENGTH	AL		UNDERGROUND TV CABLE	
CENTERLINE SECTION LINE			GAS MAIN	
1/4 SECTION LINE			FIBER OPTIC	
1/4 1/4 SECTION LINE EASEMENT LINE			UNDERGROUND TELEPHONE	
LOT LINE	P/C-		OVERHEAD ELECTRIC	
RIGHT OF WAY BUILDING SETBACK	R/	v	UNDERGROUND ELECTRIC	
BUILDING SETBACK PLAT BOUNDARY			FIELD TILE	
			SANITARY SEWER W/ SIZE	
			STORM SEWER W/ SIZE	
			WATER MAIN W/ SIZE	

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HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS

6A

SECOND

ENGINE

CIVIL DESIGN ADVANTAGE

C

SUITE

50111 69-4400 TECH:

. CROSSROADS E GRIMES, IOWA 5 PHONE: (515) 369

S. 3405

-

VALLEY PLAT

(COVER SHEET)

PLAT



- NUTES 1. ALL STREETS, STORM SEVERS, SANTARY SEVERS AND WATER MAINS SHOWN WILL BE PUBLIC. 2. STREET INGT OF WAY. 3. DUILOT X' TO BE DEDICATED TO THE CITY OF DES MONES AND SHALL BE USED AS PUBLIC STREET RANT OF WAY. 3. DUILOT X' TO BE DEDED TO ECHO VALLEY INVESTMENT CO, LC. 4. PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE 'AR' AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DES MONES, WARREN COUNTY, IOWA, MAP NUMBER 1918/ECOMMENT OF LOTT I MILL HAVE STORM WATER MAINGEMENT PROVIDED AS PART OF THE SITE PLAN 5. DEVELOPMENT OF LOTT I MILL HAVE STORM WATER MAINGEMENT PROVIDED AS PART OF THE SITE PLAN 6. A SI STREMULT PROVIDED I TI MILL CAMPACTURE ONE COMPANY THE CAMPACEMENT PROVIDED AS PART OF THE SITE PLAN A 5' SIDEWALK THROUGH LOT 1 WILL CONNECT THE GOLF HOUSE DRIVE SIDEWALK TO THE CART PATH ON THE #9 GREEN IN LIEU OF A SIDEWALK NORTH OF LOT 1 AND OUTLOT 'X'.

